

## ENGINEERING & CONSTRUCTION Bulletin

Issue No. 2010-04

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Type: Policy

**Subject:** Marine Corps BEQ, Gross Building Allowance (GBA) Calculation Change

**Reference:** (a) USMC BEQ Facilities Oversight Board Charter  
(b) UFC 4-721-10: Design: Navy and Marine Corps Bachelor Housing, dtd 31 July 2002, w/ changes.

1. Purpose.

The purpose of this ECB is to announce an increase in the Gross Building Area (GBA), and additional space enhancements for Marine Corps Bachelor Enlisted Quarters and provide guidance for calculating the new (GBA)..

2. Background.

As part of the CMC Bachelor Enlisted Quarters (BEQ) Red-line initiative, a BEQ Facilities Oversight Board was established. The Board has authority to review, evaluate and recommend adoption of new design specifications for Bachelor Enlisted Quarters (BEQ) construction and renovation projects in support of an integrated approach to capture and formally codify "Best of Breed" BEQ construction innovations across the USMC. On 23-24 February, 2010, the Board met to for the first time and conducted a review of the existing BEQ housing design guidance, in coordination with Naval Facilities Engineering Command (NAVFAC). The Board approved an increase of 1 square meter (SM) to the current 47 SM Gross Building Allowance (GBA), and an increase in the sizes of the multi-purpose room and the laundry room. This policy change, and the provision of additional areas are intended to provide significant increased Quality of Life QOL features for enlisted personnel and promote innovation in Marine Corps BEQ designs

3. Applicability.

This ECB applies to Marine Corps Bachelor Housing only.

- Apply to FY10 and prior projects if these changes can be implemented within available funding and meet client schedule requirements.
- Apply to all projects programmed for FY 11 and beyond.

#### 4. Policy.

Effective immediately, per reference (a)

- The Gross Building Area (GBA) for Marines Corps Bachelor Enlisted Quarters is 48 SM, when determining total facility size. GBA will be calculated as the number of rooms multiplied by 48 SM.

Enhanced spaces have also been approved. Additional details will be provided in the next criteria guidance revision, Change 4, ref (b), describing functional features and amenities.

- The multi-purpose room has been enlarged to accommodate several concurrent common uses and will be calculated at 6.25SF minimum to 12.5SF maximum per resident.
- The laundry room has been enlarged to provide one (1) washer and two (2) dryers for every twelve (12) residents, as a minimum. For programming purposes, this should equate to approximately 400SF floor area per 100 residents

#### 5. Action.

This policy and implementation is effective immediately, and is fully retroactive for any FY10 projects that can be affected without unreasonable re-design or construction costs. Changes to criteria documents including reference (b) as Change 4, standard request for proposal contract templates, and BMS to this policy will be implemented timely. Project managers and contracting officers will ensure that all applicable contracts are in compliance with this guidance.

#### 6. Points of Contact.



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